044.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,023,900 / 1,023,900
					USE VALUE:	1,023,900 / 1,023,900
					ASSESSED:	1,023,900 / 1,023,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151	-153	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRAGO GRACE M/LIFE ESTATE
Owner 2:	ROSA MARIA C
Owner 3:	
Street 1:	151 PALMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSA MARIA C -
Owner 2:	DRAGO GRACE M -
Street 1:	151 PALMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,008 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3114 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5008.000	562,000	5,700	456,200	1,023,900
Total Card	0.115	562,000	5,700	456,200	1,023,900
Total Parcel	0.115	562,000	5,700	456,200	1,023,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.81 | /Parcel: 328.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31566
GIS Ref:
GIS Ref:
Insp Date: 04/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	562,100	5700	5,008.	456,200	1,024,000	1,024,000	Year End Roll	12/18/2019
2019	104	FV	413,900	5700	5,008.	484,700	904,300	904,300	Year End Roll	1/3/2019
2018	104	FV	413,900	5700	5,008.	353,500	773,100	773,100	Year End Roll	12/20/2017
2017	104	FV	387,200	5700	5,008.	307,900	700,800	700,800	Year End Roll	1/3/2017
2016	104	FV	387,200	5700	5,008.	262,300	655,200	655,200	Year End	1/4/2016
2015	104	FV	343,300	5700	5,008.	256,600	605,600	605,600	Year End Roll	12/11/2014
2014	104	FV	343,300	5700	5,008.	211,000	560,000	560,000	Year End Roll	12/16/2013
2013	104	FV	357,900	5700	5,008.	200,700	564,300	564,300		12/13/2012

!3792!

PRINT

Date	Time
12/10/20	18:56:29

LAST REV

Date	Time
01/28/20	15:44:59

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3792

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSA MARIA C,	68233-24		10/19/2016	Convenience	1	No	No		
ROSA MARIA/DRAG	33125-600		6/21/2001	Family	1	No	No		
	14861-315		1/1/1983		92,500	No	No		Y

USER DEFINED

Prior Id # 1:	31566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2018	MEAS&NOTICE	BS	Barbara S
5/7/2009	Measured	189	PATRIOT
3/2/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5008		Sq. Ft.	Site		0	80.	1.14	1									456,193						456,200	

Total AC/HA: 0.11497 | Total SF/SM: 5008 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,193 | Spl Credit | Total: 456,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02234042
Const Adj.:	0.98294199
Adj $ / SQ:	170.833
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690470
Depreciation:	128427
Depreciated Total:	562043

COMMENTS

UAT HAS SKYLIGHTS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

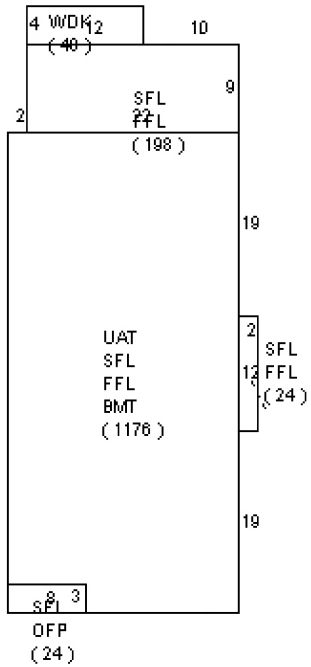
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.83
Special Features:	0	Val/Su Net:	128.84
Final Total:	562000	Val/Su SzAd	199.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,422	170.830	242,925
FFL	First Floor	1,398	170.830	238,825
BMT	Basement	1,176	51.250	60,270
UAT	Upper Attic	294	119.580	35,157
WDK	Deck	48	15.730	755
OFP	Open Porch	24	43.250	1,038

Net Sketched Area:	4,362			Total:	578,970
Size Ad	2820	Gross Are	5244	FinArea	3114

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

044.0-0006-0008.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	12X18	A	AV	1980	3.99	T	31.2	104			600			600

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700

IMAGE

AssessPro Patriot Properties, Inc